



Go Team Industrial Park Unit 1 - Lot 6
Landscape Modification
(P24-014)

Planning and Zoning Board - March 5, 2024
Daniel Robinson, Planner III

General Information

Applicant's Request:	For approval for the existing landscaping and 8-foot-high opaque chain link fence to remain in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Randall Rodgers, P.E.
Property Owner:	Cone & Graham, Inc.
Location:	The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

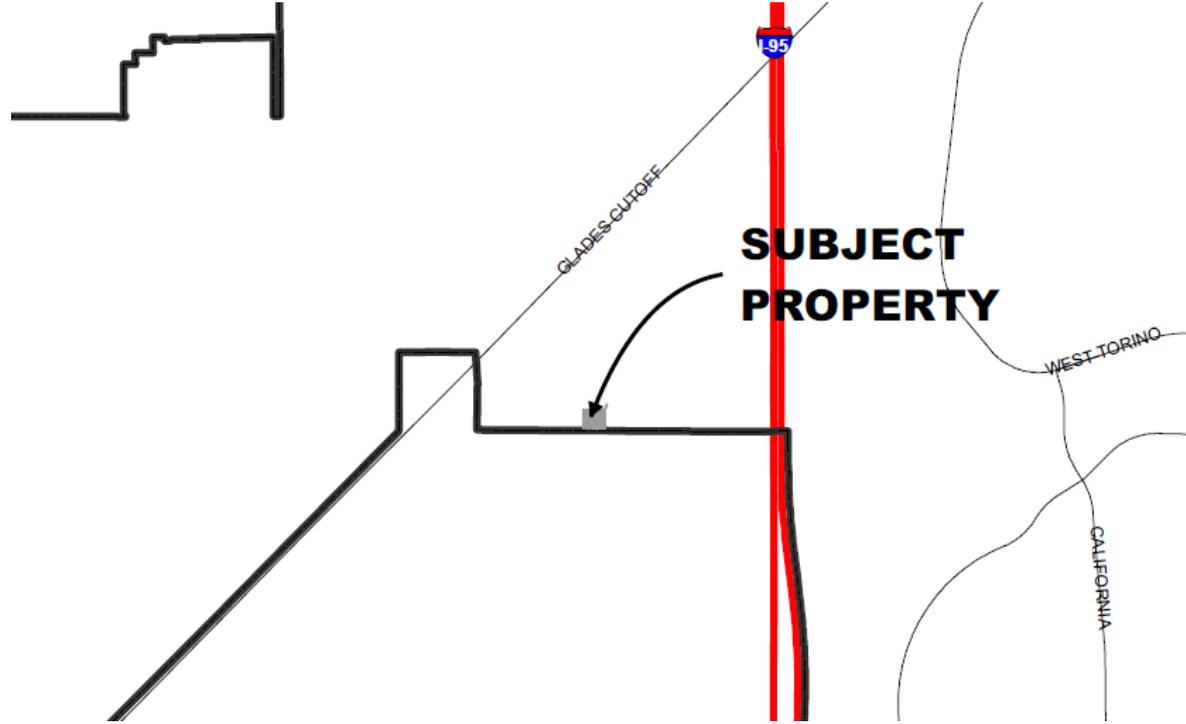
Project Summary

- The subject property, approximately 5 acres in size, currently has an approved minor site plan (P19-046) for an open storage lot.
- The property was granted a landscape modification (P19-107) to allow for the opaque chain-link fence and landscaping with the condition that the approval was contingent on the open storage use.
- The applicant has recently submitted a site plan amendment to add a 9,960 square foot building for the use of warehouse and office, which is why they need to come back and seek re-approval of this landscape modification.

Modification Request

- Landscaping and an 8-foot- high opaque chain link fence were installed in lieu of an architectural wall with the previous landscape modification approval. The applicant proposes to retain the existing fence and landscaping.
- A wall is required in a landscape buffer strip where Commercial, industrial, institutional, office or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

Location Map



Planning & Zoning Staff Recommendation

The Board may choose to approve, deny or table the proposed landscape modification.

If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may

- **Motion to approve with the following condition:** The existing Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.
- **Motion to approve**

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- **Motion to deny**

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- **Motion to table or continue the hearing or review to a future meeting**